

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

26 Bellevue Avenue, Burwood East Vic 3151
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,800,000
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 & 

\$1,850,000
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### Median sale price

Median price 

\$1,305,000
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 Property Type 

House
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 Suburb 

Burwood East
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Period - From 

01/01/2023
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 to 

31/12/2023
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 Source 

REIV
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### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	25 Bellevue Av BURWOOD EAST 3151	\$1,408,000	01/07/2023
2	251 Burwood Hwy BURWOOD EAST 3151	\$1,380,000	22/12/2023
3	24 Bellevue Av BURWOOD EAST 3151	\$1,252,000	15/07/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 

03/04/2024 12:22
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3 -

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 654 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,800,000 - \$1,850,000  
**Median House Price**  
 Year ending December 2023: \$1,305,000

## Comparable Properties



**25 Bellevue Av BURWOOD EAST 3151 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,408,000  
**Method:** Auction Sale  
**Date:** 01/07/2023  
**Property Type:** House (Res)  
**Land Size:** 587 sqm approx



**251 Burwood Hwy BURWOOD EAST 3151 (REI)**

Agent Comments

3 1 2

**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 22/12/2023  
**Property Type:** House  
**Land Size:** 623 sqm approx



**24 Bellevue Av BURWOOD EAST 3151 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,252,000  
**Method:** Auction Sale  
**Date:** 15/07/2023  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx

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